

J:\30787\30787_0000\ENGINEERING\DWG\CONSTRUCTION\PLANS\30787_0000 - SP PLAN COVER SHEET.DWG - Apr 10, 2023 - 2:44 PM

PROJECT NAME: PRODUCTION ROW
MAP/PARCEL: 059-00-0-065.00
SITE ADDRESS: 4808 BUENA VISTA PIKE

COUNCIL DISTRICT: 03
COUNCIL MEMBER: JENNIFER GAMBLE

OWNER: BALTZ, MARY L. & HALPIN, CECILIA C. ETAL
4800 BUENA VISTA PK, NASHVILLE, TN 37218

FEMA FIRM COMM: 47037C0227H EFF. 04/05/2017
FEMA ZONE: X, AE

EXISTING USE: RESIDENTIAL
EXISTING ZONING: R8
PROPOSED USE: LIGHT INDUSTRIAL, WAREHOUSING, AND FLEX OFFICE
PROPOSED ZONING: SP
FALLBACK ZONING: CS

FINAL SP PLANNING CASE NO. 2023SP-026-001
METRO NASHVILLE SWGR: TBD
METRO NASHVILLE WATER: TBD
METRO NASHVILLE SEWER: TBD
METRO NASHVILLE SITE UTILITY: TBD
TDEC NOC: TBD

ZONING STANDARDS
ACREAGE: 54.83 AC
DENSITY: N/A
DWELLING UNITS: N/A
FAR: 0.40
LOTS: N/A
ISR: 0.47

STREET SETBACK/STREET TYPES:
WHITES CREEK PIKE: ARTERIAL BOULEVARD (T3-M-AB4):
6FT BIKEWAY, 6FT GRASS STRIP, 8' SIDEWALK

MAX BUILDING HEIGHT: 95' ON UP TO 50,000 SF
70' ON REMAINING BUILDINGS

GROSS BUILDING SQUARE FOOTAGE:
BUILDING 1 MAX: 75,000 SF
BUILDING 2 MAX: 75,000 SF
BUILDING 3 MAX: 239,400 SF
BUILDING 4 MAX: 220,300 SF
TOTAL MAX: 609,700 SF

PARKING REQUIREMENTS:
FLEX OFFICE: 1 SPACE PER 300 SF
WAREHOUSE/LIGHT INDUSTRIAL: 1 SPACE PER 2,500 SF

PARKING PROVIDED: 610 SPACES (28 ADA)

SITE STANDARDS:

- A MAXIMUM OF TWO ROWS (ONE DRIVE AISLE) OF SURFACE PARKING IS PERMITTED ON THE STREET SIDE OF ANY BUILDING THAT FRONTS WHITES CREEK PIKE
- ALL EXTERNAL LIGHTING WILL BE DARK SKY COMPLIANT FIXTURES

APPLICANT
THOMAS & HUTTON
615 MAIN STREET, SUITE 124
NASHVILLE, TN 37206
CONTACT: TRAVIS TODD, PE
(615) 349-4967
TODD.T@TANDH.COM

ARCHITECTURAL STANDARD COMPLIANCE:

- WAREHOUSE AND LIGHT INDUSTRIAL FLEX BUILDINGS GENERALLY TO BE ONE-STORY SHELL DEVELOPMENTS WITH OPEN FLOOR PLAN TO ALLOW FOR MAXIMUM FLEXIBILITY AND IS CONDUCIVE TO MULTIPLE TENANT OCCUPANCIES. 28' TO 36' CLEAR HEIGHTS ARE GENERALLY ANTICIPATED (WITH THE EXCEPTION OF THE SPECIALIZED HIGHER CLIENT-SPECIFIC 95' BUILDING) TO IMPROVE EFFICIENCY, MINIMIZE BUILDING FOOTPRINT SIZE AND RESPOND TO MARKET DEMAND. BUILDINGS TO BE TYPICALLY ARRANGED TO HAVE FRONT OFFICE TENANTS WITH A REAR LOADING AREA FOR TRUCKING/DELIVERIES. PROPER BUILDING SITING TO BE CONSIDERED FOR VEHICULAR TRAFFIC AND CIRCULATION AS WELL AS APPROPRIATELY SCREENING AND BUFFERS TO COMPLY WITH ZONING REQUIREMENTS.
- BUILDING DESIGN:** BUILDINGS, AS DESIGNED, ARE A DEPARTURE FROM THE STANDARD PROTOTYPICAL SPECULATIVE WAREHOUSE, WHEREBY EACH FACADE IS ASYMMETRICAL (NO BOOKEND CORNERS), WHICH CREATES VISUAL ENERGY AND DIVERSE DESIGN.
 - BUILDING CONSTRUCTION:** EXTERIOR WALLS TO BE EITHER PRECAST OR SITE-CAST POURED-IN-PLACE CONCRETE WALL PANELS WITH CONVENTIONAL STEEL STRUCTURE AND MEMBRANE ROOF. BUILDINGS GREATER THAN 50' IN HEIGHT TO BE CONSTRUCTED OF BLEND OF PRE-FINISHED DECORATIVE INSULATED METAL PANEL WITH ARTICULATION TO LIMIT UNINTERRUPTED FACADE.
 - FACADE ARTICULATION:** FACADE TREATMENT TO INCLUDE DECORATIVE REVEALS, VARIED HEIGHTS OF PANELS, PANEL LAPS, ACCENT COLORS AND ARCHITECTURAL "BLOCKING" TO AVOID UNINTERRUPTED FACADES AND MANAGE SCALE, PROPORTION AND RHYTHM.
 - MAX 50' UNINTERRUPTED FACADE HORIZONTALLY AND VERTICALLY UTILIZING COLOR, REVEAL PATTERNS, DECORATIVE METAL FINS, VARIED PANEL HEIGHTS OR TILT-UP PANEL LAPS.
 - ARCHITECTURAL METAL PANEL (AMP) TO BE INCORPORATED TO ADD VISUAL INTEREST AND ENHANCE ENTRANCE FEATURES.
 - PRE-FINISHED INSULATED METAL PANELS (IMP) AT BUILDING GREATER THAN 50' IN HEIGHT, WITH EITHER PRECAST OR SITE-CAST CONCRETE BASE. PANELS TO HAVE ARTICULATION AT MAXIMUM 25' VERTICALLY WITH REVEAL OR FIN TO BREAK UP OVERALL HEIGHT.
 - DECORATIVE METAL CANOPY CAN BE USED AT ENTRANCES TO CREATE SHADOW LINES, ADD SCALE AND PROTECTION FROM ELEMENTS.
 - PRE-FINISHED METAL "FIN" CAN BE USED TO OUTLINE MAIN CORNER, ADDING SHADOW LINE AND MATERIAL DIFFERENTIAL.
 - FORMLINERS, ENHANCED REVEAL PATTERNS AND INTEGRAL WOOD-LOOK TILE ALONG BASE OF BUILDING CAN BE USED TO PROVIDE TEXTURE AND OCCUPANT ENGAGEMENT.
 - COLORS:** A MINIMUM OF 2 COLORS, COMPLIMENTARY IN HUE AND GENERALLY COOL OR EARTH TONES. BRIGHT COLORS TO BE LIMITED TO ACCENTS ONLY. PAINT TO HAVE MEDIUM TEXTURE (SIMILAR TO STUCCO FINISH) TO ADD VISUAL INTEREST, TEXTURE AND SOFTEN CONCRETE SURFACES.
 - GLAZING:** GLAZING TO BE PROVIDED AT OFFICE AREAS ALONG THE BOTTOM 14' OF BUILDING TO MEET MINIMUM 20% OF FACADE WHERE FACING WHITES CREEK ROAD.
 - ORIENTATION:** BUILDINGS THAT FRONT WHITES CREEK PIKE SHALL ORIENT THE ARCHITECTURE OF THE BUILDING TOWARDS, AND SHALL PROVIDE PEDESTRIAN ENTRANCES ORIENTED TOWARDS WHITE CREEK PIKE. THESE PEDESTRIAN ENTRANCES SHALL PROVIDE PEDESTRIAN CONNECTIONS TO THE INTERNAL SIDEWALK NETWORK THAT EVENTUALLY CONNECTS TO WHITES CREEK PIKE.
 - ROOF-TOP SCREENING:** ROOF-TOP EQUIPMENT SCREENING IS PROVIDED AT FUTURE OFFICE AREAS WITH PARAPET WALLS (AT PRIMARY OFFICE CORNERS). WAREHOUSE ROOF-TOP EQUIPMENT WILL BE SCREENED WITH BUILDING PARAPET OR BY USING PREFABRICATED SCREENING SYSTEM (ENVISOR SCREENING SYSTEMS AS BASIS OF DESIGN) TO PROVIDE FLEXIBILITY WITH THE UNCERTAINTY OF FUTURE TENANT'S ROOF-TOP EQUIPMENT NEEDS.

SPECIFIC PLAN

OF

PRODUCTION ROW

PLANNING CASE NO. 2023SP-026-001

NASHVILLE, TN

PREPARED FOR:
AL. NEYER
1222 DEMONBREUN STREET, SUITE 1200
NASHVILLE, TN 37203

TM# 059-00-0-065.00

JANUARY 25, 2022
REVISED: APRIL 20, 2023

J-30787.0000

PREPARED BY:

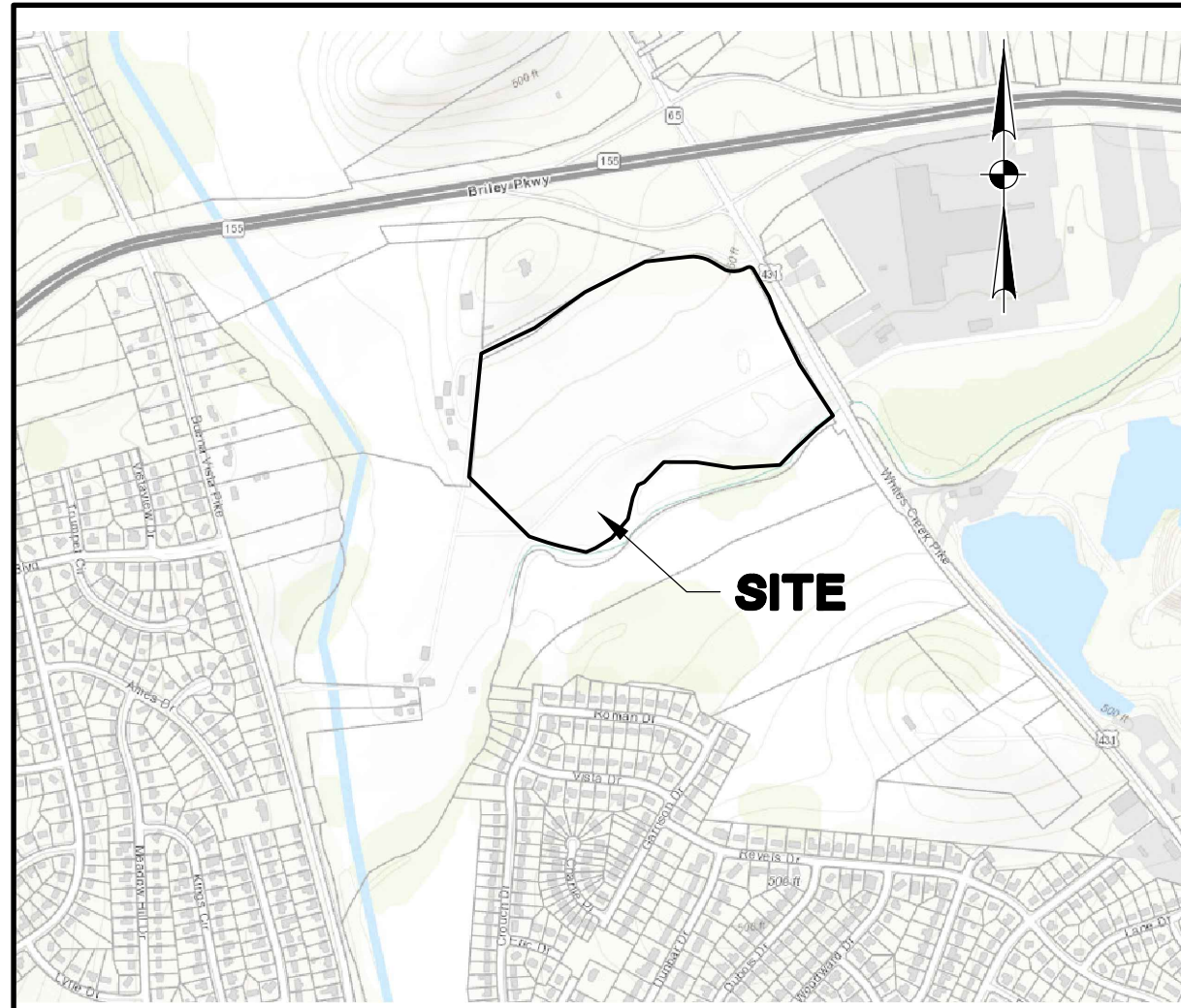
THOMAS & HUTTON

NOTES

- THE PURPOSE OF THIS SP IS TO PERMIT THE CONSTRUCTION OF UP TO 609,700 SQUARE FEET OF WAREHOUSE, LIGHT INDUSTRIAL, AND FLEX OFFICE BUILDINGS.
- DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
- THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE LANDSCAPING AND TREE DENSITY REQUIREMENTS PER SP NO. BL2020-445.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/ 840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE AMERICANS WITH DISABILITIES ACT.
- FINAL DETAILS OF THE PLAN SHALL BE GOVERNED BY THE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- APPROVAL OF ANY SPECIFIC PLAN DOES NOT EXEMPT ANY PARCEL SHOWN ON THE PLAN OR ANY DEVELOPMENT WITHIN THE SP FROM COMPLIANCE WITH ALL PROVISIONS OF THE METRO ZONING CODE WITH RESPECT TO FLOODPLAIN, STEEP SLOPES, UNSTABLE SOILS, SINKHOLES, ROCK OUTCROPPINGS, STREAMS, SPRINGS AND CRITICAL LOTS.
- IT IS ANTICIPATED THAT THE PROJECT WILL BEGIN CONSTRUCTION IN JANUARY OF 2024 AND WILL TAKE APPROXIMATELY 16 MONTHS TO BE COMPLETED.
- THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

FEMA NOTE

THIS PARCEL DESCRIBED HEREON LIES WITHIN ZONES AND X, AE IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0227H", DATED: APRIL 5th, 2017.



VICINITY MAP
SCALE: 1" = 1000'

Sheet List Table

SHEET NUMBER	SHEET TITLE
C0.0	SP COVER SHEET
C1.1	OVERALL SITE PLAN
C1.2	EXISTING CONDITIONS PLAN
C1.3	LAYOUT PLAN
C1.4	GRADING AND DRAINAGE PLAN
C1.5	UTILITY PLAN
L1.1	LANDSCAPE PLAN
L2.1	GENERAL PLANTING NOTES
	ARCHITECTURAL IMAGERY

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

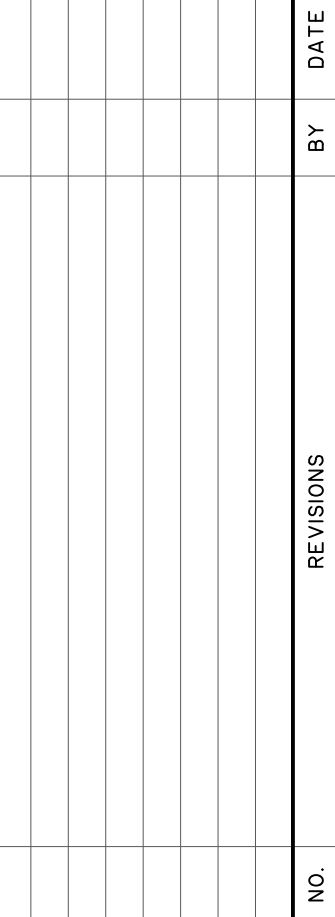
SUBMITTAL HISTORY

SUBMITTED TO	DATE



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AL. NEYER
NASHVILLE, TN

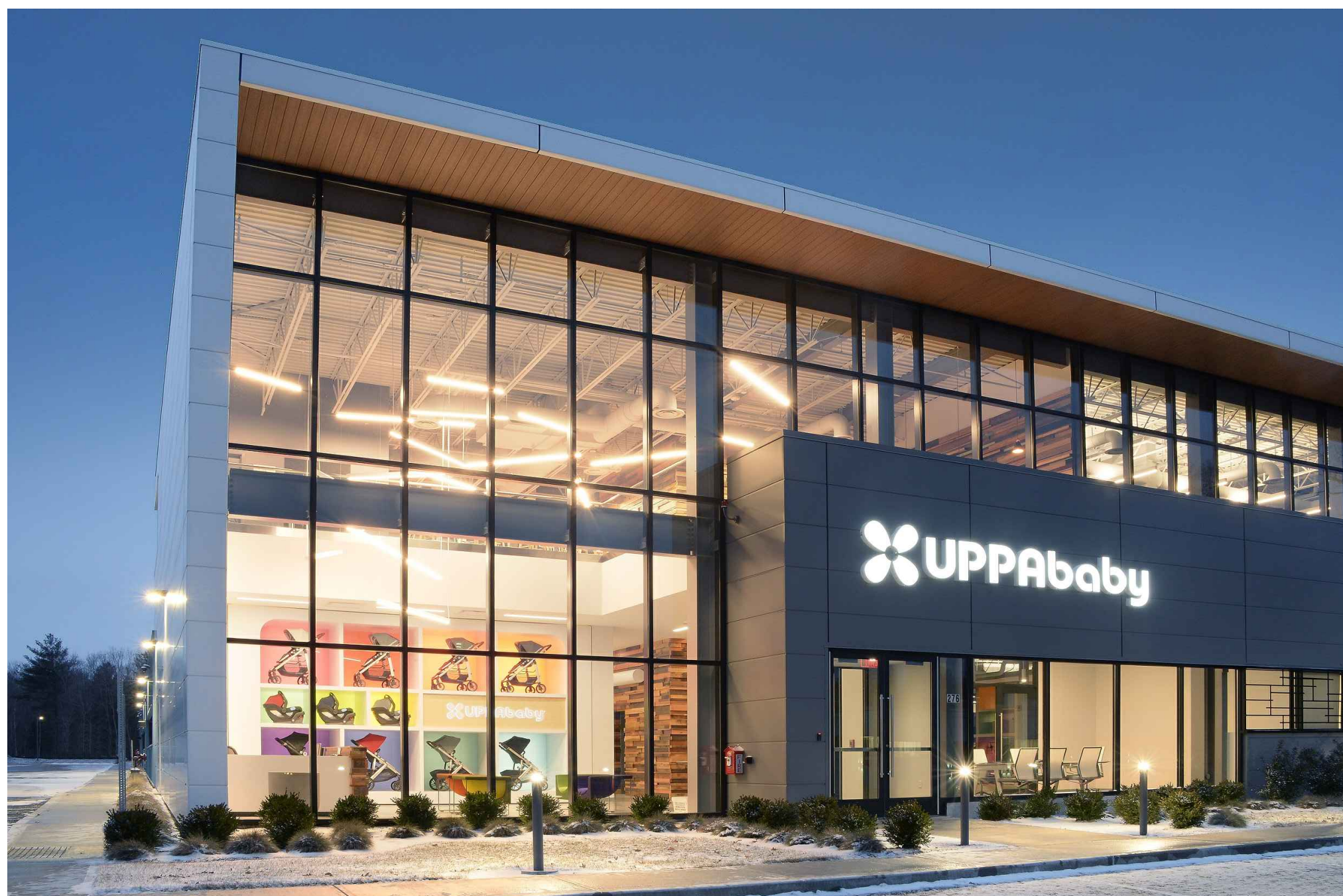
PRODUCTION ROW

LAYOUT PLAN

BOOK NO:	J-30787.0000
DATE:	1/25/22
RAWN:	CAA
SIGNED:	
VIEWED:	SH
PROVED:	
SCALE:	1" = 80'

C1.3

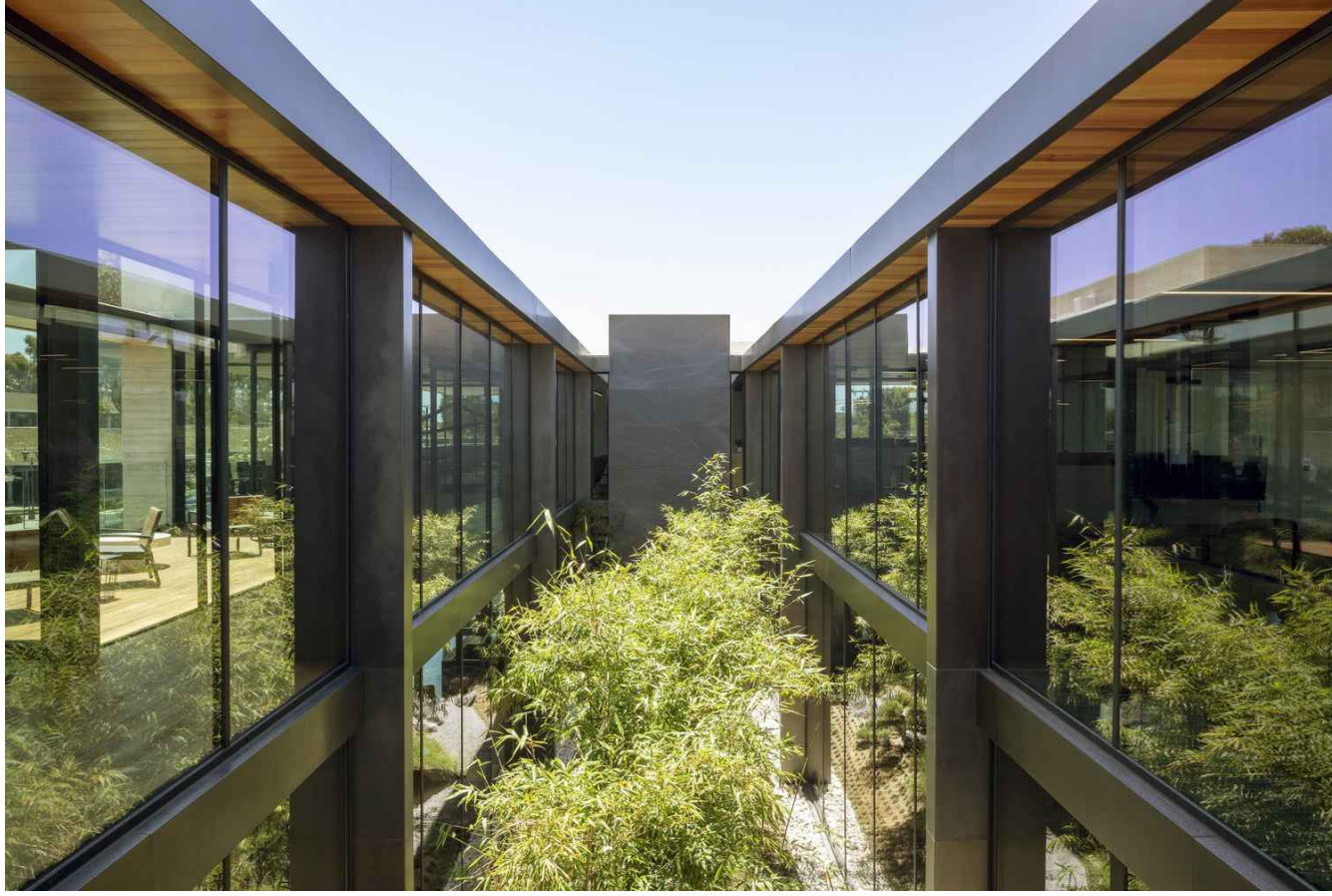




PRODUCTION ROAD @ WHITES CREEK
DESIGN INSPIRATION | SEPTEMBER 14, 2022

A.N.
ARCHITECTS, INC.

NEYER
AL. NEYER | EST. 1894



PRODUCTION ROAD @ WHITES CREEK
DESIGN INSPIRATION | SEPTEMBER 14, 2022